



BREEGGEMANN PROPERTY – BLUFF VIEW PUD

Summertime Development is proposing development of a single-family residential subdivision to consist of 222 single family lots, to be located along future 17th Avenue at Zumbro Avenue. The subject site is approximately 85 acres in size and is guided by the 2040 Shakopee Comprehensive Plan for Low Density Residential. The request involves a redesignation to PRD (Planned Residential District) along with preliminary plat approval. Further, in order to facilitate future 17th Avenue, the preliminary plat includes dedication of 5 acres of right-of-way for the roadway. The proposed subdivision includes 222 single-family residential lots, along with outlots for open space and trail purposes and remnant outlots for inclusion in future subdivisions. As part of the PUD proposal, open space along the Minnesota River Bluff is provided to accommodate trail connections and views from the adjacent roadway.

Proposed lots include both 50-foot and 60-foot lot widths, with minimum 25-foot front yard setback, 30-foot rear, and 5-foot side yards. Gross density is 2.60 units per acre and net density at 3.73 units per net acre.

Summertime Development LLC is currently developing properties in Cottage Grove, Lakeville, Shakopee, Farmington, and Victoria. We look forward to working with the City of Shakopee to bring this new residential development to completion.